

385 Stratford Road

Shirley, Solihull, B90 3BW

SHEPHERD
COMMERCIAL



TO LET

1,555 SQ FT
(144.46 SQ M)

£32,350 PER ANNUM

Two-storey brick property with sales area, kitchen, offices & rear self-contained suite, plus parking & wide pavement.

- High visibility with strong passing traffic and footfall
- Good on-site car parking and wide pavement frontage
- Additional self-contained office suite to the rear
- Good transport links to M42, Solihull, and Birmingham city centre
- Situated in a well-established commercial area
- Close to local shops, cafés, and amenities

01564 778890
www.shepcom.com

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Summary

Available Size	1,555 sq ft / 144.46 sq m
Rent	£32,350 per annum
EPC	C (63)

Location

385 Stratford Road is located in Shirley, a busy suburb of Birmingham. Stratford Road is the main thoroughfare through Shirley, carrying high volumes of passing traffic and offering strong visibility for businesses. The area is well served by local amenities including shops, cafés, and services, and benefits from good public transport links with regular bus routes. The property also provides easy access to the M42 motorway, Solihull town centre, and Birmingham city centre.

Description

385 Stratford Road comprises a mid-terraced, two-storey brick building set back from the road behind a service road, providing good car parking and a wide pavement. The property includes a ground floor sales area, inner hall, rear kitchen, and three first-floor offices. To the rear of the property is a self-contained office suite comprising two offices and a WC. Lighting throughout is by way of LED fittings and heating by central heating radiators.

Rateable Value

The property has a rateable value of £15,750

Services

All mains services are connected.

Tenure

The property is available on a 6-year lease, subject to 3-yearly rent reviews and on a full repairing & insuring basis. Landlord will insure the premises & recharge the annual premium.

Accommodation

G.f Sales Area - 535 sq ft

Kitchen - 35 sq ft

W.C

Inner hall

Rear Office - 408 sq ft

W.c

F.F 3 Offices 577 sq ft

Total 1,555 sq ft

Viewings

Strictly by appointment with the agents.



Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com

